



General Assembly

January Session, 2007

Proposed Bill No. 6645

LCO No. 2263

Referred to Committee on Select Committee on Housing

Introduced by:
REP. BARTLETT, 2nd Dist.

AN ACT CONCERNING THE PROMOTION OF SMART GROWTH AND AFFORDABLE HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 That the general statutes be amended to (1) revise section 8-30g of
2 the general statutes, concerning the affordable housing land use
3 appeals process, to (A) change the definition of affordable housing to
4 exclude a development with a net land area of less than two acres
5 unless the total number of proposed housing units is less than or equal
6 to twice the maximum number of housing units that would have been
7 permitted on the land under zoning during the three years
8 immediately prior to filing of the application; (B) provide that any
9 approved application that does not strictly comply with existing
10 zoning regulation be deemed to be in compliance with all zoning for
11 all proposes; (C) require that the burden of proving that a decision is
12 supported by the evidence shifts only upon a prima facie showing that
13 a proposed housing development will not have a significant adverse
14 effect on public health and safety; and (D) require accessory
15 apartments be detached and meet building, health and safety codes; (2)
16 establish a program of incentives to municipalities that do not meet the

17 threshold for affordable housing that includes (A) provisions that
18 amend chapter 223 of the general statutes, concerning the real estate
19 conveyance tax, to authorize municipalities that meet or exceed the
20 threshold and distressed municipalities to continue to receive
21 payments at the rate effective on or before July 1, 2007; (B) provisions
22 authorizing municipalities that do not meet the threshold to receive
23 revenue from said tax only if such revenues are used to promote
24 affordable housing and tax credits for development and conversion of
25 housing stock, and grants or loans for housing development; (C)
26 provisions that if two or more municipalities share revenue from the
27 real estate conveyance tax, each such municipality shall receive a share
28 of the revenue determined by the number of housing units needed to
29 achieve the threshold and any municipalities that do not use the
30 revenues for affordable housing shall forfeit the revenues to the other
31 towns in the region, in equal amounts, and such funds may only be
32 used for promotion of affordable housing, water and sewer
33 improvement and to protect public watersheds; and (D) provisions for
34 specific guidelines for the use of such revenue, including the
35 requirement that housing be sold to town residents and priority for
36 purchase be given to municipal employees and teachers, and (3)
37 authorize municipalities to adopt an ordinance providing tax credits
38 for new construction and for existing housing for affordable housing.

Statement of Purpose:

To revise affordable housing provisions, promote smart growth and affordable housing and establish incentives for affordable housing using revenues generated by the real estate conveyance tax.